

**MINUTES OF THE JANUARY 10, 2019 PLANNING BOARD MEETING
BOROUGH HALL, BOROUGH OF HILLSDALE**

MEMBERS PRESENT: Dr. E Lichtstein, Councilman Z. Horvath, Vice Chairwoman Miano, F. Franco, Mayor J. Ruocco, M. Kates, S. Raymond, Chairman M. Giancarlo

MEMBERS ABSENT: E. Alter, S. Riordan, D. Burleson

EMPLOYEES PRESENT: N. Nabbie, Esq., Board Attorney
C. Statile, P.E., Board Engineer
C. Chadwick, Deputy Secretary

Chairman Giancarlo called the meeting to order with a reading of the Open Public Meetings Statement at approximately 7:30pm.

BOARD BUSINESS:

Reappointments

Ms. Kates was reappointed to the Planning Board and sworn in accordingly with an Oath of Office.

Council Liaison

Councilman Horvath was appointed as Planning Board Council Liaison for the upcoming year. He was also sworn in and took an Oath of Office.

OPEN TO PUBLIC (for matters not on the Agenda):

As no one wished to speak, the meeting was closed to the public.

MINUTES:

The *December 13, 2018 Meeting Minutes* and the *December 18, 2018 Meeting Minutes* were approved by the Board.

INVOICES:

Invoices from *C.P. Statile, P.A.* and *Gittleman, Muhlstock & Chewcaskie* were approved for payment by the Board.

RESOLUTIONS:

Resolution No. 2018-21; Donald Oriolo; Block 2004, Lots 1 & 2.01; 23 Ruckman Ave. & 100 Piermont Ave.

Dismissal without prejudice of a minor subdivision application

Mr. Raymond made a motion to approve the resolution, seconded by Ms. Kates. The Board was polled and the motion passed; the resolution was approved.

Resolution No. 2019-01; Appointment of Board Attorney

Councilman Horvath made a motion to approve the resolution, seconded by Mayor Ruocco. The Board was polled and the motion passed; the resolution was approved.

Resolution No. 2019-02; Appointment of Board Engineer

Councilman Horvath made a motion to approve the resolution, seconded by Mr. Franco. The Board was polled and the motion passed; the resolution was approved.

Resolution No. 2019-03; Appointment of Board Planner

Vice Chairwoman Miano made a motion to approve the resolution, seconded by Councilman Horvath. The Board was polled and the motion passed; the resolution was approved.

Ms. Nabbie stated she made a revision to the resolutions which indicates the Board Professionals' rates will be the same as the 2018 rates. The Board requested an opportunity to review the Board Professionals' contracts prior to approving same. Ms. Nabbie stated she will send to the Deputy Secretary to circulate to the Board members for their review prior to the next meeting.

SCHEDULING OF APPLICATIONS:

PZ-06-18; RJN 333, LLC; Block 1308, Lots 15 & 16; 333 Washington Avenue

Major Site Plan with Use Variance application for the construction of 10 housing units in the residential R-4 zone district

Previously adjourned on November 20, 2018

Ms. Chadwick and Ms. Nabbie both contacted the applicant's attorney, however neither were able to reach him. Upon hearing back from Mr. Urdang, the Board will assign the application a public hearing date. Mr. Statile stated the applicant may still be in the process of revising the plans after meeting with the neighbors who opposed the project.

PUBLIC HEARINGS:

None

MISCELLANEOUS:

Escrow

Vice Chairwoman Miano inquired about the status of the escrow deficiencies on several applicant's accounts. Ms. Chadwick contacted the applicants via letter several times, and received no response or escrow replenishment. Mr. Statile and Mayor Ruocco stated this issue should be discussed with the Borough's CFO. Mr. Statile stated part of this issue is due to the fact that escrow amounts need to be elevated. Vice Chairwoman Miano asked how the Board can affect that change and Mr. Statile responded the Board would need to make a recommendation to the Mayor and Council. Chairman Giancarlo stated the Board will tentatively schedule a discussion regarding same for the next meeting.

Redevelopment

It was confirmed that despite the absence of any scheduled public hearings, the Board will still meet on January 22, 2019 and go into closed session to receive legal advice from Ms. Nabbie regarding redevelopment.

Respectfully submitted,

Caitlin Chadwick
Deputy Secretary